

MAYES CREEK BASIN
ENVISION FRANKLIN PLAN AMENDMENTS
NEIGHBORHOOD MEETING
MAY 23, 2018

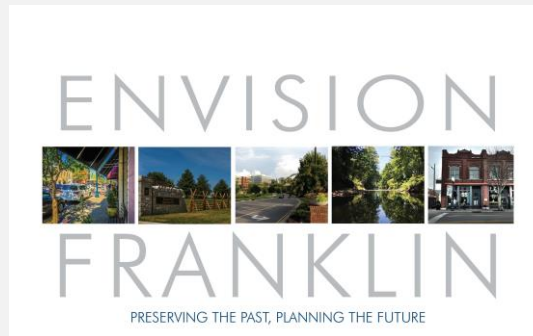
There is a sign-in sheet going around. Please add your email address if you would like to receive updates. If you have already received emails from me, no need to put your email address.

TONIGHT'S FORMAT:

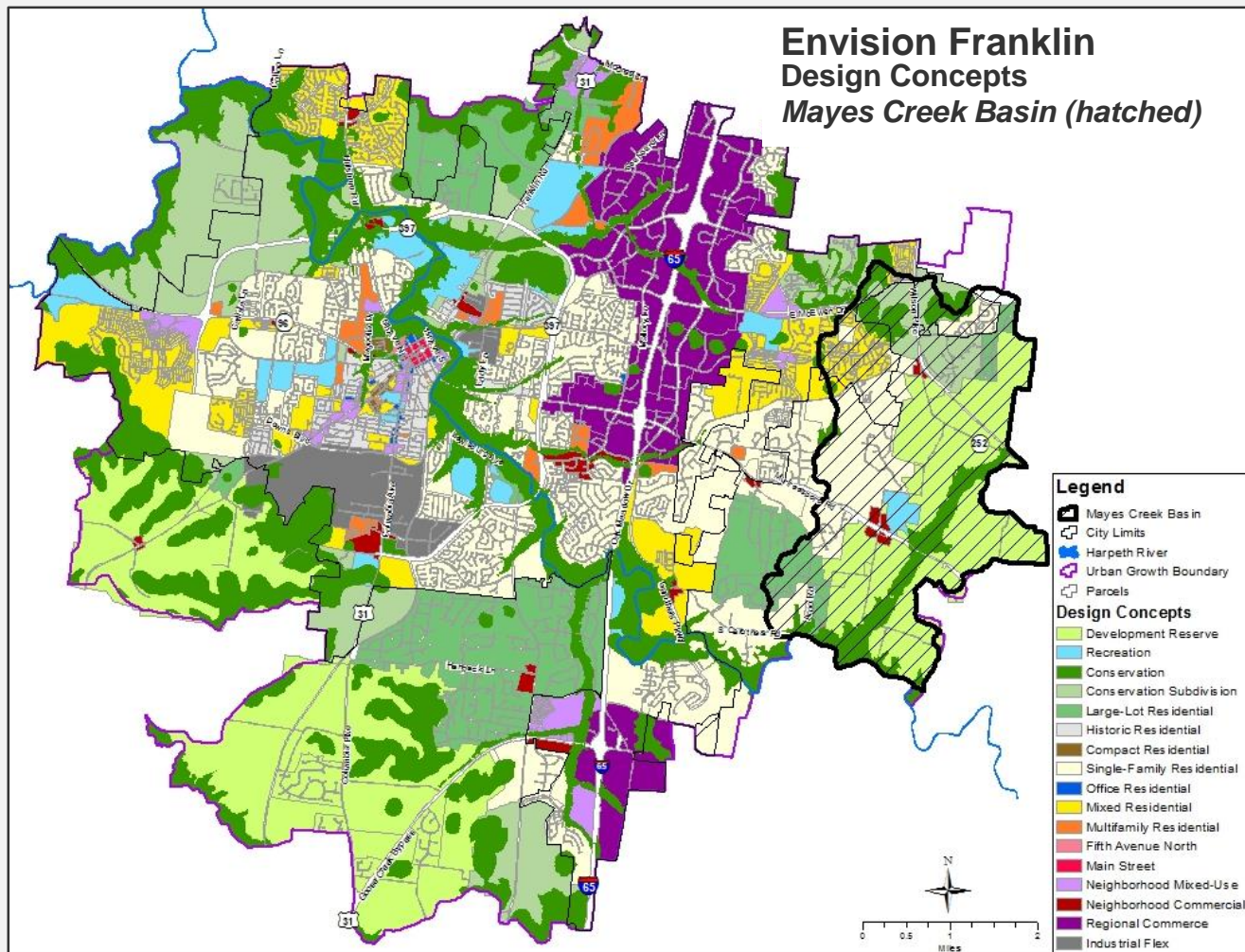
- Two Presentations:
 - City Staff will review the study, public outreach results, and the next steps
 - The applicant, the Smith Family, will then present the proposal for lands near North Chapel and 96E
- Housekeeping:
 - Please hold questions until the end of each presentation
 - Bathrooms are at the end of the hall

BACKGROUND INFORMATION

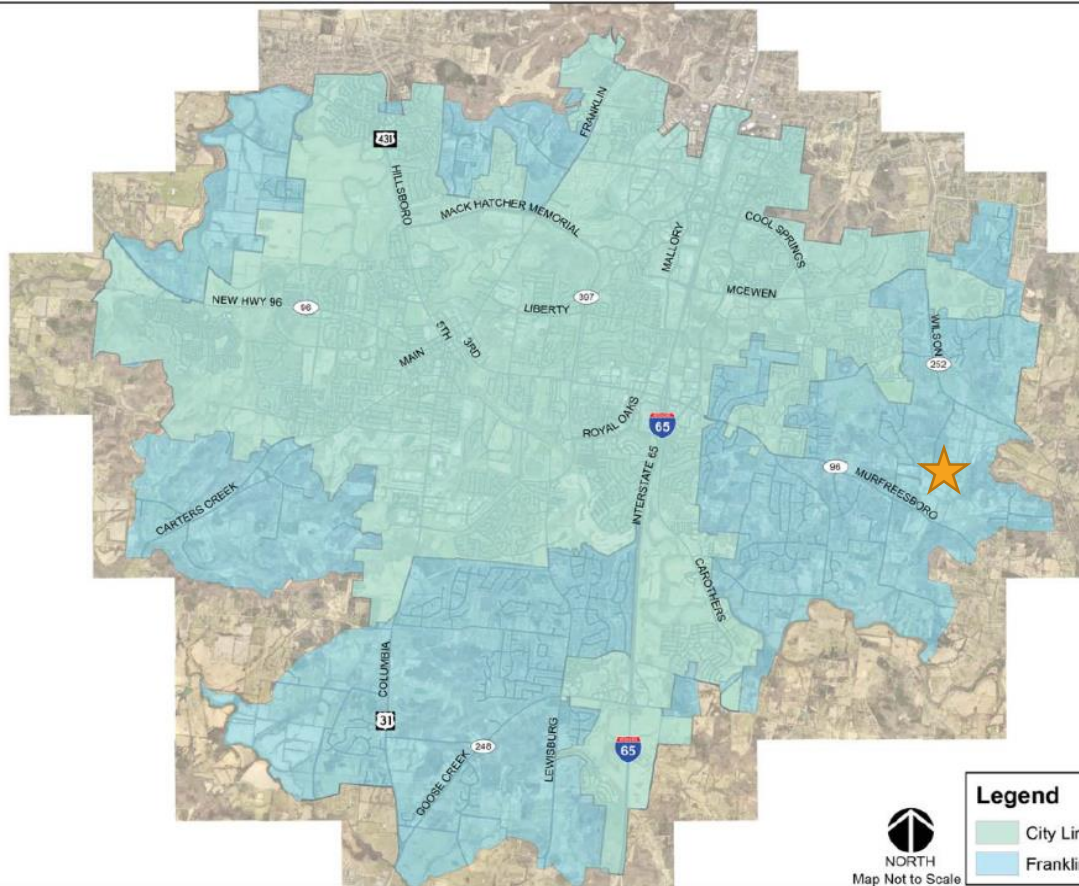
- Envision Franklin serves as the City's long-range growth plan for the City as well as the Urban Growth Boundary (UGB).
- Property owners can request plan amendments.
- The Planning Commission has the authority to approve amendments
- Changing the growth policy for the Mayes Creek Basin opens the door for annexation requests. This is not an annexation request.
- Several property owners in the Basin have expressed interest in annexation, which has prompted this study.



Envision Franklin Design Concepts Mayes Creek Basin (hatched)

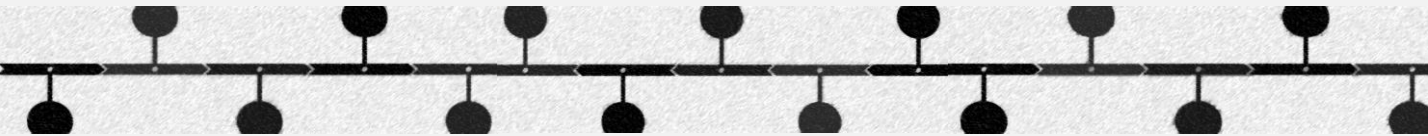


WHERE IS THE UGB?



Project Timeline

- Presented Summary at the September 2017 Joint Conceptual Workshop
- Completed Open House and Survey in November 2017
- Presented Results at January 25th, 2018 Joint Workshop
- February 6, 2018 Mobile Workshop for Staff, FMPC, and BOMA members
- February 22, 2018 Joint Conceptual Workshop
- May 23, 2018 Neighborhood Meeting
- May 24, 2018 Joint Conceptual Workshop
- June 28, 2018 Planning Commission Meeting
 - **Two separate amendment requests**



Community Open House held on November 7, 2017



Your Thoughts...

51 Comment Cards Collected

36 cards support none or limited growth and development

6 cards expressed interest in annexation

9 cards fall into the “Other Category.” Questions about roadway infrastructure, school capacity, property taxes, one-lane underpasses, balancing growth with the rural character.

SUMMARY OF COMMENT CARDS

- Overwhelmingly against mass development, particularly small lots and commercial uses;
- Conservation needs to be a key strategy
- Agricultural uses need to be preserved
- Watkins Creek residents concerned about sewer extensions through their open space;
- Infrastructure: one-lane tunnels and school capacity need to be addressed.
- Request for traffic signal at N. Chapel Road and Highway 96 E

SUMMARY OF SURVEY RESULTS

- Overwhelming desire for no growth or limited development
 - Low-density residential is most appropriate if development occurs (large lot sizes with preserved open space)
- Existing Infrastructure does not support new growth:
 - One-lane underpasses
 - New schools needed
 - Narrow roads
 - New parks and greenways
- Some opportunities for annexation

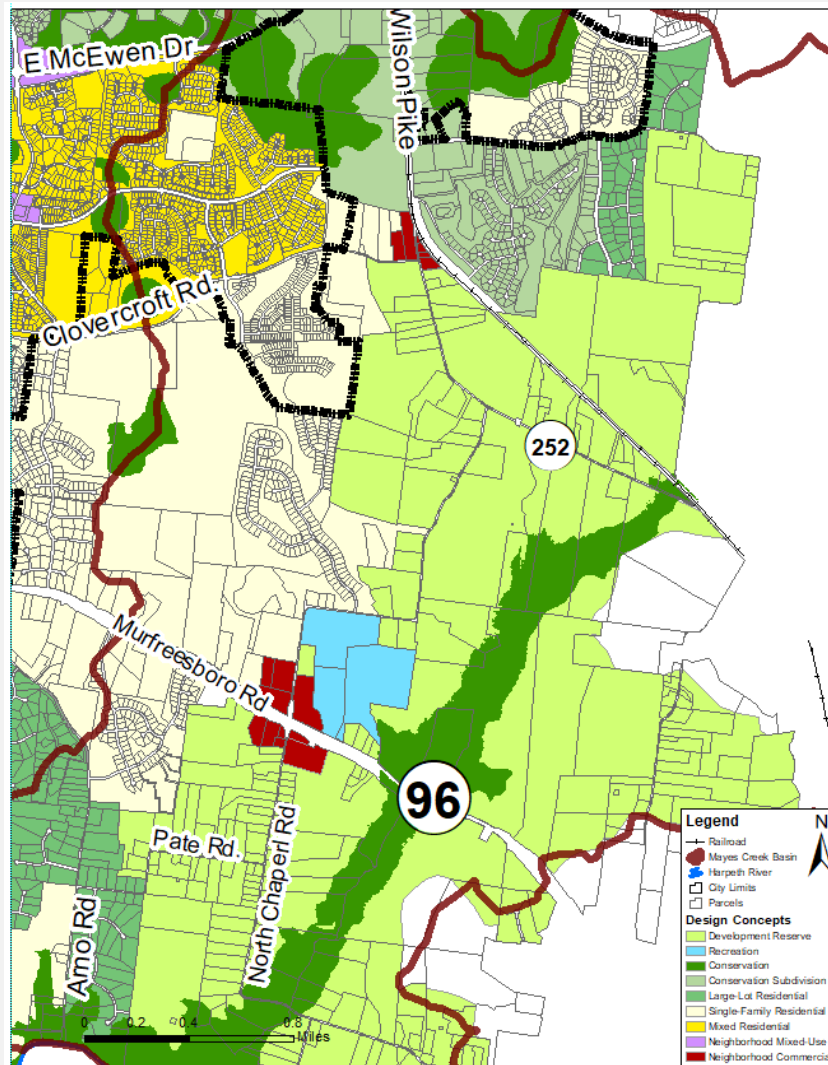
*350 Survey Responses

Frequently Asked Questions

- **How are properties annexed into the City?**
 - The state law recently changed allowing any property owner within the UGB to request annexation; referendum is also an option, but has not been explored.
- **Can interested property owners develop in the County?**
 - Yes, the County zoning is mostly MGA-1; meaning one unit per acre minimum on septic; alternative wastewater systems are not permitted within Franklin's UGB.
- **How many acres are in the Mayes Creek Basin?**
 - *Over 10,000 acres, but only 5,900 acres are inside the UGB*

Frequently Asked Questions

- **What about property taxes? If annexed, how much would my taxes go up?**
 - *Approximately 10-15%*
 - On a \$500,000 residential property, \$2,688/year in County and \$3,113 in City
(It may be less since fire coverage would be improved)
- **How will the schools handle additional capacity?**
 - *Land could be donated by developers; decided by Williamson County Schools; WCS is looking for a site on the east side of I-65*
- **Will the intersection of N. Chapel Road and HWY 96 be signalized?**
 - *Not in TDOT's plans, but in City's signal masterplan*
- **When will the Wilson Pike underpasses be improved?**
 - *TDOT to signalize in near future;*



Existing Conditions

Combination of Single-Family Residential, Large-Lot Residential, and Development Reserve

- The community's desired vision as expressed at the open house and through the survey;
- Maintains one unit on two acre minimum lot size for most of the UGB
- Preserves Neighborhood Commercial node planned for North Chapel Road & 96E;
- Properties most likely to develop in the County and not pursue annexation;

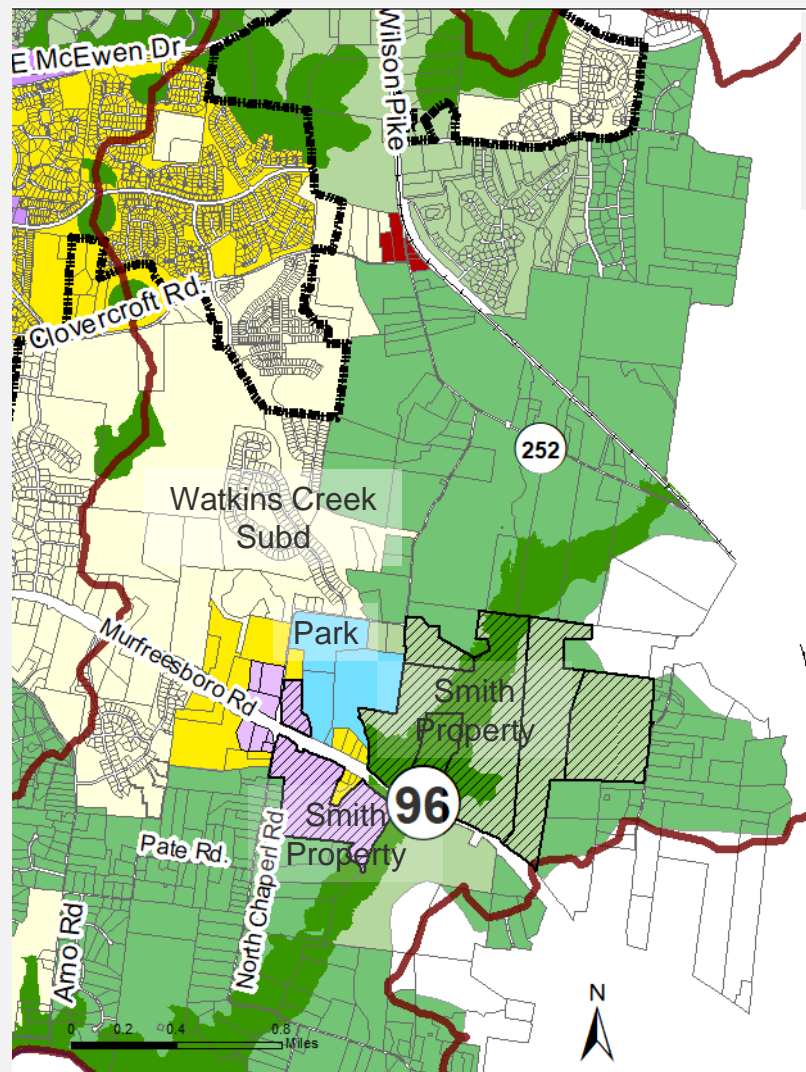
Proposed Changes, If Smith Amendment is Approved:

Legend

- Railroad
- Smith Property Amendment
- City Limits
- Parcels
- Mayes Creek Basin
- Harpeth River

Design Concepts

- Development Reserve
- Recreation
- Conservation
- Conservation Subdivision
- Large-Lot Residential
- Single-Family Residential
- Mixed Residential
- Neighborhood Mixed-Use
- Neighborhood Commercial

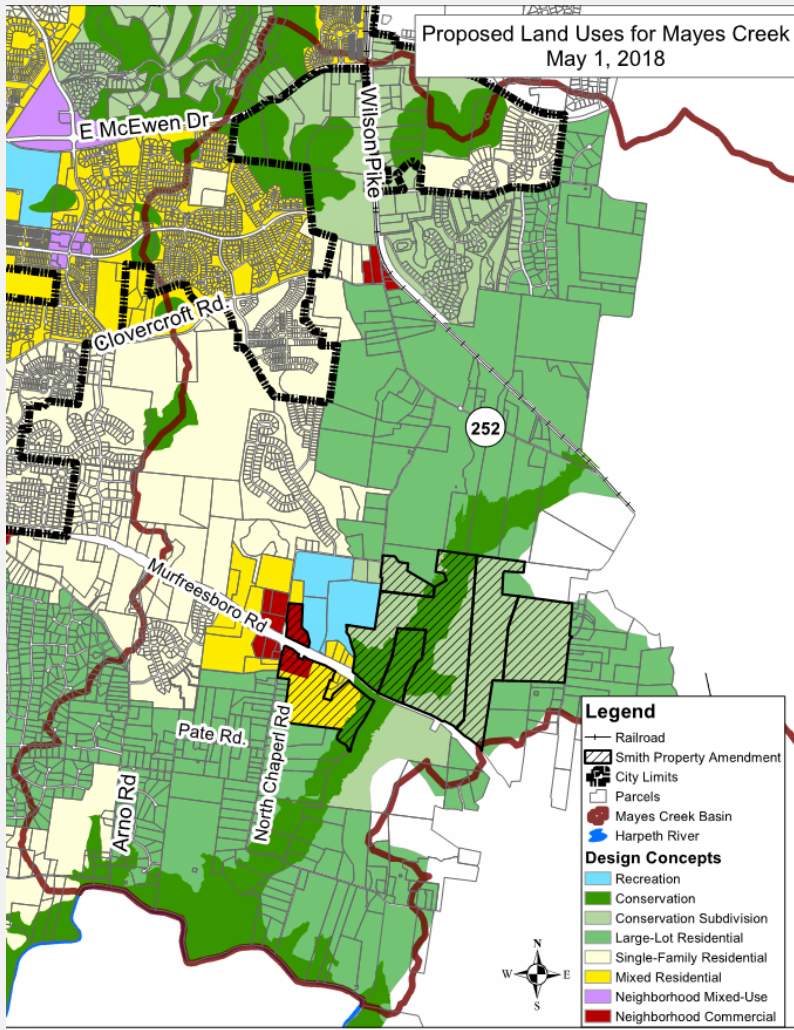


Envision Franklin Design Concepts Defined:

- **Single-Family Residential:** detached residential homes with a range of lot sizes;
- **Large-Lot Residential:** minimum lot size of one-acre or more
- **Conservation Subdivision:** minimum 50% open space and primarily detached single-family homes, but duplexes and big houses could also be secondary uses;
- **Mixed Residential:** mix of townhomes, duplexes, big houses, and single-family homes;
- **Neighborhood Commercial:** active commercial uses at key intersections and could include a nail salon, drug store, restaurants, small grocery, day care center, and gas station among other uses.
- **Neighborhood Mixed-Use:** similar to Neighborhood Commercial but supports all residential uses and also assisted living
- **Development Reserve:** includes areas along the fringes of the Franklin UGB and characterized by agricultural and low density residential uses; growth policy is currently single-family residential on lots of two acres or more.
- **Municipal Growth Area 1 (MGA-1):** County zoning for most of the Mayes Creek Basin and allows single-family residential on one acre or more.

Next Steps

- **May 24, 2018 Joint Conceptual Workshop**
 - Non-voting meeting with the Board of Mayor and Aldermen and the Planning Commissioners.
- **June 28, 2018 Planning Commission Meeting**
 - Public Hearing will be held
 - Vote on the amendments
- A copy of the slides can be found at www.franklintn.gov/mayescreek
- If desired, send formal comments to Andrew.Orr@franklintn.gov to be included with the staff report and address the Planning Commission during the public hearing to be on the record.



Proposed Changes:

- Hatched area represents the Smith's
- Mostly Conservation Subdivision
- Mixed Residential buffering the commercial uses at North Chapel Road;
- Conservation Subdivision for the property south of 96E.
- Re-designates remaining Development Reserve to Large-Lot Residential to reflect existing County zoning.